

**VILLAGE OF LANNON**  
**MINUTES OF THE PLAN COMMISSION MEETING FROM 10/15/25**

1. Call to order by presiding officer. President Yates called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Plan Commission: Grim, Battist, Janas, Lavold and Yates were present. Payleitner and Lake are absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 8/20/25. Grim/Lavold Motioned to approve the meeting minutes from 8/20/25 as corrected. Motion carried unanimously.
6. Citizen Comments. None
7. Discussion and possible action on the approval of the Site Plan for Lannon Tank, 20134 W. Main St. Lannon WI 53046. Engineer Ben Wood summarized the updates on the site plan. Site Plan lacks the fence and the berm. Pictures were forwarded to Engineer today and owner will submit a new Plan of Operation for next months meeting. Grim/Janas motioned to table until the new submittal is presented with 2025 Site Plan and Amended Plan of Operation. Motion carried unanimously.
8. Discussion only regarding a conceptual plan for a drive through convenience store located at 20712 W. Main St. Engineer Ben Wood summarized the submittal and talked with Menomonee Falls Planner to see if and how it would be allowed there. Ben explained it is like a Conditional Use Permit which would be required for this. A Public Hearing by Plan Commission and Village Board would have to be scheduled. The applicant was present to show the scope of the project and his vision. How many cars fit inside at one time? 60 to 80 feet so up to 4 vehicles at a time. Grim questioned how it would fit on the property. Entrance could be restricted by the County. Building needs to be orientated so headlights are not into traffic. How is exhaust handled? The applicant contracted with architectural firm to see how the building would sit with turn radiance, etc. Well ventilated building for exhaust and weather control. If this has not been done before, what if it is not successful? Concept floor plan for some other use? Simple structure and could be segmented off. Not building for failure. Village is looking at long-term impacts, so we don't end up with something worse than we already have. Owner/Operator? Hector stated look at the concept not the legalities of it all. WI law prevents underage persons from being on premise – underage drinking as well as drinking and driving. Conditional use permit as well as ordinance 78-88,2,c the general requirements – traffic impact study. Newly developed condos are adjacent to this property. The applicant is aware of the issues. This is all good feedback and possible questions at public hearing.
9. Discussion and possible action regarding ordinance revisions related to drive through convenience stores. Attorney de la Mora did not put a lot of time into this and since there is nothing in the area. Contact other municipalities to see what their ordinance are if any. Fond du Lac – drive thru building in Fond du Lac. Grim/Janas motioned to table the matter to have staff investigate ordinances pertaining to drive through operations in Wisconsin until there are more examples. Motion carried unanimously.
10. Discussion and possible action on outstanding/open items.
  - a. Lakeshore Burial Vault – Patrick has had conversations with the property owner and had a tour of the facility. They are ready to go with the project. Sent items to Engineer Ben Wood.

- b. Lannon Auto – Ordinance says “screen it” they came in and wanted it to push it to the back of the building and pull it out each week. Keep it in the building? Send letter and have them attend next meeting.
- c. Others –
1. Dronen property? The Village Board discussed this last time.
  2. Dennis Pinter, pictures of delapidated shed and the dump truck in the driveway. Citation through police department? Property Maintenance concern at Plan Commission. Legislative send him a letter.
  3. Don Sommers – tarp on roof, putting a tarp on to dry the inside out. Tear off the roof, working with Building Inspector. He will have it done before the snow flies by November 30<sup>th</sup>. Have Clerk prepare minutes in detail with each action item. Grim stated that Pinter property be sent a letter to address ordinance concern on shed.
  4. HM Brandt property – no gate/fence. Crushed asphalt, surface improvement, temporary sign, etc. Letter to appear at next meeting should be sent.
  5. General conditions, sidewalks – maintenance issues, etc. Sidewalks are the homeowner’s responsibility. The Village should hire someone to repair sidewalks and assess the property owner.
  6. Rocks on the Dronen property need to be moved, that should be up to him to do that not us. Property owners should be maintaining the space between the sidewalk and the curbs.
  7. McDugout letter needs to be sent regarding shed and dumpster and signs on fence. AJ Liquor also has stakes out there. Grim will talk to them both regarding signs. Legislative Committee will notify homeowner’s regarding ordinance violations.
  8. Lannon School lighting was discussed in length, Yates will talk with Jeff Grove about the fixtures or shielding the light from spilling onto neighboring properties. Grim/Janas motioned to have action taken by Staff or Individuals as discussed. Motion carried unanimously.
11. Adjournment. Grim/Janas motioned to adjourn the meeting. Motion carried unanimously.

<p>October 16, 2025 Respectfully submitted, Brenda Klemmer Village of Lannon Clerk/Treasurer</p>	<p>*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.</p>
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